

2021042916 00315FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$306.00

PRESENTED & RECORDED

08/09/2021 04:34:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3631**PG: 3882 - 3884**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 306.00

Parcel Identifier No. 6823-33-2236.000 Verified by Forsyth County on the ____ day of _____, 2021

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Old Salisbury Road

THIS DEED made this 27th day of July, 2021, by and between

GRANTOR

GRANTEE

Priddy Properties, LLC, a North Carolina limited liability company**Nancy K. Benita, unmarried****Property Address: 2399 Old Salisbury Road
Winston-Salem, NC 27127**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 2322, Page 1810, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

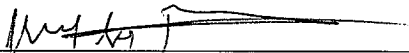
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Priddy Properties, LLC

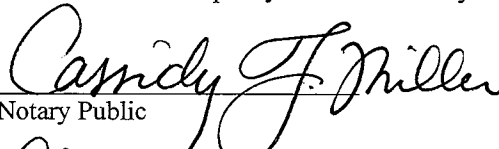
By:  (SEAL)
Jeffrey J. Priddy, Member/Manager

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jeffrey J. Priddy.

Date:

July 27th, 2021


Notary Public

CASSIDY J. MILLER
Print Name

My commission expires:

July 30th, 2022

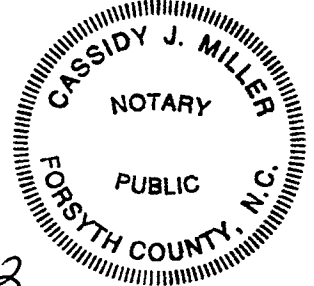


Exhibit A

Beginning at the Northwest intersection of Thompson Road and Old Salisbury Road; thence proceeding along the North right-of-way line of Thompson Road North 83 degrees 55 minutes 43 seconds West 94.66 feet to a point; thence North 8 degrees 10 minutes 35 seconds East 60.02 feet to a point; thence North 38 degrees 10 minutes 20 seconds East 47.11 feet to a point; thence with the south line of Lot Number 81 South 83 degrees 45 minutes 48 seconds East 83.94 feet to a point located in the West right-of-way line of Old Salisbury Road; thence South 15 degrees 29 minutes 08 seconds West 101.00 feet to the point and place of beginning.